

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, FEBRUARY 9, 2009

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 by President Keough in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

**B. ROLL CALL:** President Keough

|           |             |
|-----------|-------------|
| J. Carson | P. Cousins  |
| D. Fisher | J. Semifero |
| J. Smith  | R. Tell     |

**C. APPROVAL OF THE MINUTES**

Regular Council Meeting Minutes- January 26, 2009.

Motion Smith; support Tell to approve the regular Council minutes of January 26, 2009 with the following corrections:

K1 - correct as to asked, correct state to stated, delete Ms. Fisher's remarks; and L2 change aye votes to note that Mr. Smith was absent during the vote.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Tell; support Carson to approve the agenda as presented.

Unanimous voice vote for approval

**F. PUBLIC HEARINGS**

None

**G. NON-ARRANGED PARTICIPATION**

1. Steve Brouwer whose business address is 7444 Dexter-Ann Arbor Road commented on the Baker Road Corridor zoning ordinance amendment. He addressed many issues of the amendment: building setback, non-reflective glass, Low Impact Design certification, height and width ratio, perspective drawings and scale, roof shape, building materials, building articulation, franchise architecture, parking and mid-block crossings.

**H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Carlisle/Wortman – Holiday Contributions
3. Minutes from Scio Township & Dexter Village Council Joint Meeting

4. Comcast – Channel Update
5. Fire Hydrant Follow-up

## I. REPORTS

### 1. Community Development Manager – Allison Bishop

#### Second Quarter Report

Ms. Bishop submits her report as per packet. In addition Ms. Bishop reported on the meeting with Forest Lawn Cemetery officials regarding property needed for the Mill Creek Park Project (7 acres for \$12,000 and \$3000 for tree planting for a buffer and help with some tree removal). Council offered support to continue working with the Forest Lawn group. Ms. Bishop also mentioned that the Village will be receiving a free bench and bicycle rack due to attendance at a recreation conference; the Capital Improvement Plan is moving forward and she has created a new format for it; addressed questions regarding the Baker Road Corridor hearing; and praised the new Mobil sign on Dexter-Ann Arbor Road. Mr. Semifero raised the question on what can the Village expect on property values in the future.

### 2. Board, Commission, & Other Reports-“Bi-annual or as needed”

No affected reports

### 3. Subcommittee Reports

No affected reports

### 3. Village Manager Report

Mrs. Dettling submits her report as per packet. In addition the Village Manager reported on the following: a March 9 work session at 6 pm with Bob Guenzel; Tanner Supply has opened next to Abletech; met in a breakfast round table with National City and PNC personnel and are interested in keeping the Village's bank'sing business in the community and re-investing in the community; a meeting on police services was attended by Sheriff Clayton who may try to come to the Town Hall Meeting; will be meeting with Sandy Hansen regarding access easement; will be getting the Cityhood Group together in April or May to begin petition circulation; and there will be a work session next meeting at 6 pm with Tom Traciak on Water and Sewer Fund analysis.

### 4. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough spoke of an email from Spaulding Clark of Scio Township thanking all for a good meeting; attended the Dexter School Board meeting regarding the well easement; at the Chelsea Area Planning Team / Dexter Area Regional Team discussion about using a Land Information Access Association grant to expand a regional fire service; the Dexter Fire Department will be present and discuss the pros and cons for a regional department; and did have some contact regarding the fluoride issue and have asked Mrs. Dettling to put together a history of the sampling of the fluoride levels at the well fields. Mr.

Cousins requested Council put together a proclamation of support for the Encore Theater.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$174,851.32
2. Consideration of: Appointment of Randy Hermann to the Parks & Recreation Commission

Motion Fisher; support Carson to approve the consent agenda as presented.  
Unanimous voice vote for approval

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Main Street Bridge Project- Construction Updates  
Phase 2 Funding Updates  
Discussion on this item was deferred to item 1 under New Business.
2. Discussion of: Village Offices  
Discussion centered on funding priorities for a Village Hall and/or Mill Creek park with on possible funding options and use of the remaining bond money.

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Preliminary Engineering Services Agreement – Norfolk Southern Railway Company

Motion Fisher; support Semifero to postpone the consideration of the agreement until the next meeting.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough  
Nays: None  
Motion carries

2. Consideration of: Central Street Design Proposal

Motion Tell; support Carson to approve the engineering cost in the amount of \$131,500 for the Central Street Design Proposal from Orchard, Hiltz & McCliment, Inc.

Ayes: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough  
Nays: None  
Motion carries

3. Consideration of: Gordon Hall Water/Sewer Use Resolution

Motion Semifero; support Fisher to approve the resolution based on an existing 425 Agreement conditions do not exist to allow the Village of Dexter to permit the use of its public sewer system to serve Gordon Hall.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Smith and Keough

Nays: None

Motion carries

4. Consideration of: ECT Scope of Services for Michigan Department of Environmental Quality Floodplain Permit for Mill Creek Park and Jeffords Street Project

Motion Cousins; support Fisher to approve the Michigan Department of Environmental Quality Floodplain Permit for Mill Creek Park and the Jeffords Street Project from ECT in an amount not to exceed \$6300.00

Ayes: Tell, Carson, Cousins, Smith, Fisher, Semifero and Keough

Nays: None

Motion carries

5. Consideration of: Zoning Ordinance Amendment – Article 15D Baker Road Corridor Overlay Zoning District

Motion Semifero; support Tell per section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the recommendation of the Planning Commission on January 5, 2009, the Village Council has determined that the proposed new ordinance, Article 15D, Baker Road Corridor Overlay Zoning District, meets the criteria for amending the standards and regulations of the Zoning Ordinance because the new ordinance promotes the implementation of the goals and objectives of the Master Plan, including creating an ordinance to unify design elements within the Corridor (Goal 1), improve access management and parking options (Goal 2), improve pedestrian access (Goal 3), create a Baker Road Mixed Use Overlay (Goal 4), and encourage economic development and investment into the community (Goal 5) and therefore recommends that the Village Council adopt Article 15D.

Ayes: Carson, Cousins, Fisher, Smith, Semifero, Tell and Keough

Nays: None

Motion carries

6. Consideration of: Baker Road Corridor Overlay Zoning District Map Amendment

Motion Semifero; support Cousins per section 23.05, Criteria for Amendment to the Official Zoning Map and the recommendation of the Planning Commission, the Village Council has determined that the proposed zoning map amendments to add the Baker Road Corridor Overlay Zoning District meets the criteria for amending the zoning map because the rezoning promotes the implementation of the goals and objective of the Master Plan, including creating an ordinance to unify design elements within the corridor (Goal 1), improve access management and parking options (Goal 2), improve pedestrian access (Goal 3), create a Baker Road Mixed Use Overlay (Goal 4), and encourage economic development and investment into the community (Goal 5) and therefore the Village Council adopts the zoning map amendments.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

7. Consideration of: Zoning Ordinance Amendment – Article 14, C-1 General Business District

Motion Semifero; support Tell per section 23.07. Criteria for Amendment to the Zoning Ordinance Text and the recommendation of the Planning Commission, the Village Council has determined that the proposed ordinance amendment to Article 14, General Business District meets the criteria for amending the text, standards, and regulations of the Zoning Ordinance because the revisions promote the implementation of the goals and objectives of the Master Plan and because of potential conflicts currently in the ordinance and therefore adopts the amendments to Article 14.

Ayes: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough

Nays: None

Motion carries

8. Discussion of: Monument Park

Ms. Nicholls explained her research on the two parcels purchased by the Village as park land in 1989. Mr. Keough proposed that the Master Plan include language keeping the park land as dedicated park land and also consider deeding ownership to the Parks and Recreation Commission. Mr. Cousins stated that traffic movement through the Village needs to be explored for the future. Mr. Keough directed Mrs. Dettling to research the cost to re-plat the park land.

9. Discussion of: Town Hall Meeting

Ms. Nicholls explained that the Town Hall format will be the use of handouts and not a power point presentation.

## M. COUNCIL COMMENTS

|          |  |
|----------|--|
| Carson   | Wednesday, February 18 is a Chamber of Commerce luncheon at Terry B's with Washtenaw Area Transportation Study Executive Director, Terri Blackmore, speaking on a Transit Plan for Washtenaw County. |
| Tell     | Huron Clinton Metroparks Authority will hold a hearing on February 10 regarding the parks  |
| Smith    | Will be attending the Michigan Municipal League's conference for newly elected officials on February 20 and 21.  |
| Jones    | None   |
| Semifero | Question if rentals and apartments are being charged per usage for utility fees.   |
| Fisher   | Inquired when the end of the Holiday Season occurs in regards to the holiday lighting.   |

Cousins        The premier performance at the Encore Theatre was wonderful and the theater has had great sales.

**N. NON-ARRANGED PARTICIPATION**

Mary Fialkowski of 8055 Forest Street asked about having a sub-group with Scio Township and the type of work to be done from Jeffords to Forest Street to the Fialkowski drive way.

**O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 10:31.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: February 23, 2009

5.2009

## VILLAGE OF DEXTER

At a regular meeting of the Village Council of the Village of Dexter, Washtenaw County, Michigan, held in the Village of Dexter on February 9, 2009, at 7:30 p.m. Michigan time there were:

PRESENT: Cousins, Fisher, Semifero, Carson, Tell, Smith, and Keough

ABSENT: None

The following resolution was offered by Semifero and supported by Fisher:

### **RESOLUTION TO CLARIFY THE AVAILABILITY OF SANITARY SEWER SERVICES FOR GORDON HALL**

WHEREAS, Gordon Hall is owned by the Dexter Area Historical Society & Museum and is located in Webster Township, in Washtenaw County, and

WHEREAS, there has been a request submitted to Washtenaw County Environmental Health to begin the process to upgrade the existing on-site wastewater treatment system located at Gordon Hall; and

WHEREAS, the Washtenaw County Rules and Regulations for the Disposal of Sewage and Human Excreta (County Regulation) requires connection to a public sewage system if available; and

WHEREAS, within the County Regulation an "Available Sanitary Sewer" is defined as "A public sewerage system whose use is permitted by the municipality which operates and maintains such sewerage system"; and

WHEREAS, due to the existence of agreements between the Village of Dexter and Webster Township, it is not clear to Washtenaw County as to whether the sanitary sewer system owned and operated by the Village of Dexter is available to serve Gordon Hall; and

WHEREAS, it is necessary that the Village of Dexter clarify whether Gordon Hall would be permitted to use the Village of Dexter Sewerage System.

**NOW, THEREFORE, BE IT RESOLVED that based on an existing 425 Agreement conditions do not exist to allow the Village of Dexter to permit the use of its public sewer system to serve Gordon Hall.**

A vote on the foregoing resolution was taken and was as follows:

YES: Cousins, Fisher, Semifero, Carson, Tell, Smith, and Keough

NO: None